

350 Irving Street, Framingham

Prepared by Eversource Energy

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Site History

The property was previously used for Manufactured Gas Plant (MGP) operations from 1889 until 1967 to make gas from coal and oil for distribution to homes and businesses in Framingham and surrounding towns.



Aerial view of the site in the 1960's (left photo) and today.

MassDEP has listed the property as a "Priority Disposal Site" under Release Tracking Number (RTN) 3-0589. In 2005 the MassDEP issued a Notice of Responsibility to NSTAR Gas (Eversource Energy). NSTAR Gas acquired the property in 2008 to address the historical environmental conditions.

Historical MGP Operations

Large portions of the property were filled with byproducts of gas production and storage. Freshly manufactured gas was cooled and purified before it could be used. Two principal byproducts from these operations were tar and purifier waste:

Tar exists in a number of forms, from sticky viscous material to a light oily form. The heavier tar was stored and converted into products such as roofing and road tar. Lighter forms of tar ended up in groundwater and surface water bodies such as the unnamed tributary which flows to Beaver Dam Brook. During the many years of operation, tar also leaked from storage and processing facilities and impacted soil and groundwater.

Purifier waste was produced in the clean-up of the gas and contains sulfur and cyanide compounds. This waste was used to fill low-lying wetland areas of the property. When it is dug up and exposed to air, it has a strong odor and develops a blue color known as "Prussian Blue." There is very low potential for direct exposure to cyanide containing materials on this site, as most is present below the ground surface.

Remediation Efforts

In 2010-2011 remedial activities at the site were conducted, including excavation and disposal of tar from the unnamed stream and associated wetlands. 2,400 tons of sediment and wetland soil saturated with tar were removed. Excavation and disposal of approximately 177 tons of surface soils impacted by cyanide on the southern portion of the site was also completed.



Remediation of tar impacted sediment (left photo) and restored wetland today.

Near-term remediation will include mitigation of areas where tar exists. In preparation for this remediation effort, additional assessment activities are now underway or planned. In addition, future remediation is planned in wetlands and soils on the southern portion of the site. Ultimately, the goal is to achieve a Permanent Solution under an Activity & Use Limitation (AUL). The AUL is a legal (deed) restriction that would limit future exposure to MGP residuals remaining at the site, likely restricting future uses to commercial activity.

Current Property Use

Landscape Depot leases the property for storage and sale of landscape materials such as mulch, sand and gravel. These materials are staged in large piles on the northern portion of the property. Much of the landscape material is situated on pavement, while the remaining material is stored on a hard asphaltic recycled soil base surface. This base covers subsurface soils and groundwater containing the MGP residuals.



Mulch piles stored by Landscape Depot.

Mulch and soil samples have been collected for laboratory analysis to evaluate whether these materials might be impacted by the MGP residuals. In addition, test pits were excavated where it was observed that the thickness of the recycled soil base was approximately two feet. The analytical results of the mulch and soil samples will be submitted to the MassDEP and Framingham Board of Health, and will be made available to the public upon request.

MassDEP Requirements

During 2015, MassDEP issued a Notice of Audit Findings which required additional investigations of the site to more fully characterize the extent of MGP residuals and to investigate the nature and extent of other materials brought onto the property by the previous owner. A Scope of Work for this investigation was approved by MassDEP during September 2015. By September 2016, Eversource is required to submit to the MassDEP a revised Phase II Comprehensive Site Assessment. And by late 2017, Eversource will likely file a Temporary Solution for the site, while continuing to work toward a future Permanent Solution.

Further information can be obtained from the MassDEP at:

http://public.dep.state.ma.us/SearchableSites2/Site_Info.aspx?textfield_RTN=3-0000589&searchType=ALL&CurrentPage=1

QUESTIONS AND ANSWERS

Q: When will the clean-up of the property be completed?

A: The MassDEP has set a deadline of July 3, 2017 by which Eversource is required to submit to the MassDEP a Permanent or Temporary Solution pursuant to the state regulation under 310 CMR 40.1000. Some MGP residuals will remain on the site, even after the clean-up is completed.

Q: Are there health risks to on-site workers, trespassers, and nearby residents as a result of environmental impacts identified at this site?

A: A previous site specific risk characterization concluded that workers on the property, along with local residents walking through or living near the property are not exposed to the concentrations of MGP residuals which are in the subsurface soil and groundwater. Based upon MassDEP comments in their Notice of Audit Findings, more sampling and analytical data is needed to confirm the previous risk assessment opinion.

Q: Are there any other properties that have been impacted by former MGP operations at 350 Irving Street?

A: MGP residuals have been identified on the property of Wellesley Trucking Company and nearby residential properties located on Leland Street. The Scope of Work approved by the MassDEP includes sediment and wetland soil sampling on the residential properties.

Q: Who can I contact for additional information or questions concerning this site?

A: You may reach JoAnne O'Leary, Eversource - Community Relations, at (508) 305-6898 or at joanne.o'leary@eversource.com.

A: How will information and the cleanup be communicated to residents and the Town of Framingham?

Q: Town and state officials are kept closely apprised of work progress and new developments associated with this site. Regulatory documents are made public on the DEP website.